







A well presented four bedroom detached home, having good access to a range of local amenities and transport links. The property benefits from two reception rooms, a modern kitchen, integral garage, driveway providing parking facility and four well proportioned bedrooms having an en-suite to the master bedroom. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Entrance hall

With central heating radiator, stairs rising to the first floor and doors leading off to:

### Living Room

With central heating radiator, double glazed window to the front elevation and an opening leading to the dining room.

### Dining Room

With central heating radiator, double glazed French doors leading out onto the garden and a door leading to the kitchen.

### Kitchen

With a selection of matching wall and base units, four ring gas hob, electric oven, sink with mixer tap, double glazed window to the rear elevation and a central heating radiator.

### Utility area

With a straight edge worktop, space for appliances, wall units, double glazed side access door and a door leading to the wc/cloaks.

### Wc/cloaks

With a low level wc, wash hand basin with mixer tap and vanity unit below, heated ladder towel rail and a double glazed window to the rear elevation.

### First Floor Landing

With loft hatch, airing cupboard, central heating radiator and doors leading off to:



### Master Bedroom

With central heating radiator, built in wardrobes and drawer units, double glazed window to the front elevation and a door leading to:

### En-suite Shower Room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, shower cubicle with electric shower and glass door, heated ladder towel rail, electric extractor fan and a double glazed window to the front elevation.









#### Bedroom Two

With central heating radiator, built in sliding wardrobe and a double glazed window to the rear elevation.

#### Bedroom Three

With central heating radiator, built in wardrobe and a double glazed window to the front elevation.

#### Bedroom Four

With central heating radiator and a double glazed window to the rear elevation.



#### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, bath with electric shower over and glass shower screen, central heating radiator and a double glazed window to the rear elevation.

#### Outside

The outside of the property to the front elevation offers a driveway providing parking facility which leads to the garage and front entrance door. The rear elevation offers a laid to lawn garden and a large patio area ideal for seating, all of which is enclosed via timber fencing.



















Floor 0

Approximate total area<sup>(1)</sup>

97.61 m<sup>2</sup>  
1050.67 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area<sup>(1)</sup>

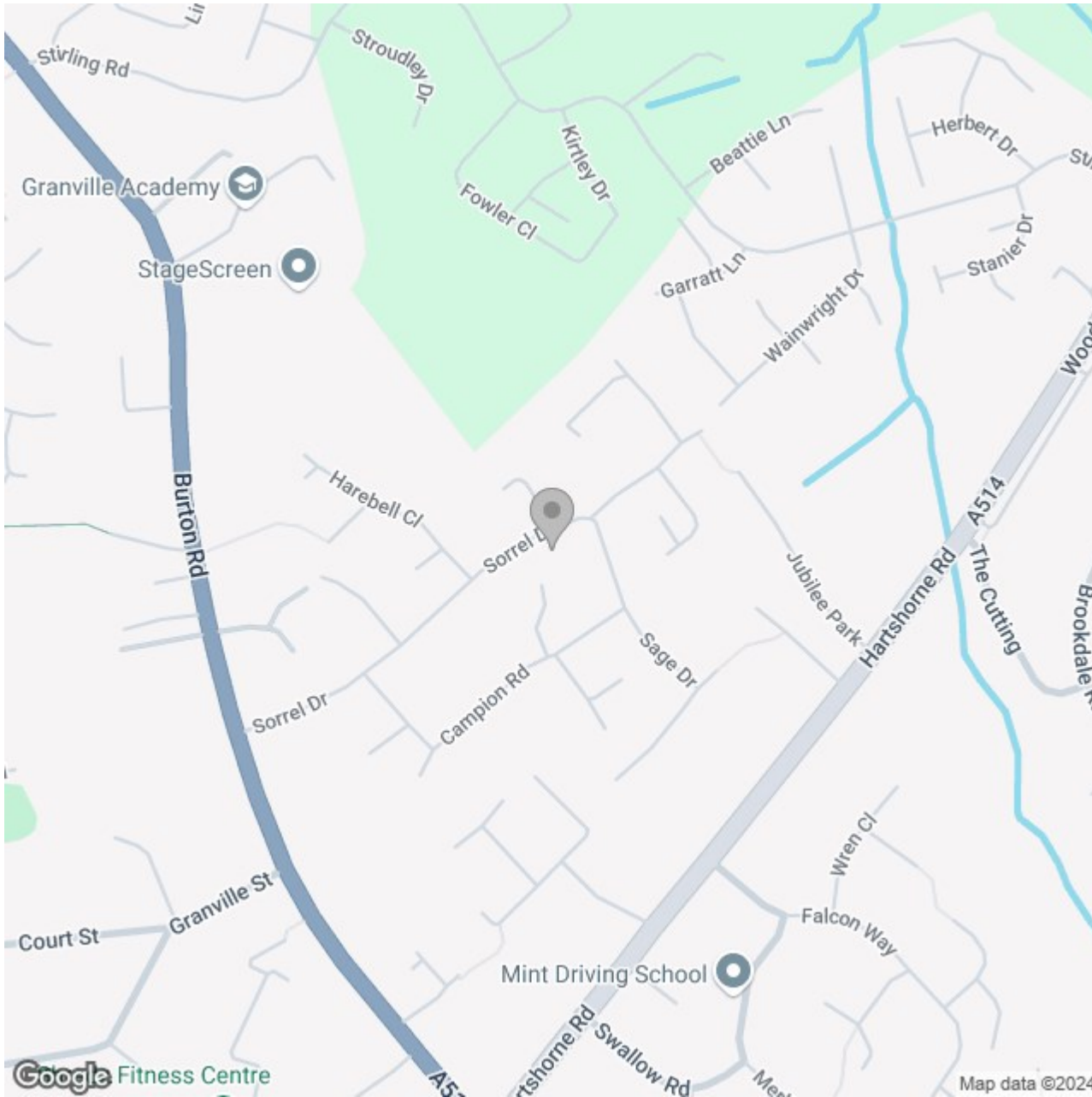
53.44 m<sup>2</sup>  
575.22 ft<sup>2</sup>

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	